

Suburban Subcommittee – Reserve Table (Rev. 1)

Reserve Type	Minimum Size	Street Type	Minimum Street Width	Minimum Frontage
Unrestricted	5000 sf	public street	60' (unless street width exception area)	60'
<u>Restricted</u> <ul style="list-style-type: none"> • commercial • industrial • institutional • church and related uses • recreation • school and related uses • mobile home park • cell tower • drill site • multifamily 	5000 sf	public street	60' (unless street width exception area)	60'
• lift station	5000 sf	public street	60'	20'
• compensating open space	240 sf	public street	60'	12'
• landscape / open space	none required	n/a	n/a	none required
<ul style="list-style-type: none"> • drainage • detention • wastewater treatment/collection • water plant 	5000 sf	public or n/a if abutting existing facility	60' or n/a if abutting existing facility	60' or none if abutting existing facility

Proposed Regulation

Reserve Type	Minimum Size	Street Type	Minimum Street Width	Minimum Frontage
Unrestricted	5000 sf	public street	60' (unless street width exception area)	60'
<u>Restricted</u> <ul style="list-style-type: none"> commercial industrial institutional church and related uses recreation school and related uses mobile home park multifamily 	5000 sf	public street	60' (unless street width exception area)	60'
<ul style="list-style-type: none"> lift station 	Any? Per PWE	public or Type 1 PAE	50'	20'
<ul style="list-style-type: none"> compensating open space 	240 sf	public street Type 1 PAE Type 2 PAE shared driveway	50' 50' 28' 16'	12'
<ul style="list-style-type: none"> drill site 	?	public street	60'	60'
<ul style="list-style-type: none"> landscape / open space 	none required	n/a	n/a	none required
<ul style="list-style-type: none"> drainage / detention 	Any? Per PWE?	public street PAE shared driveway if owned & maintained by HOA n/a if abutting existing facility	50' 28' 16' n/a if abutting existing facility	20' for maintenance? 16'? none if abutting existing facility
<ul style="list-style-type: none"> wastewater treatment/collection water plant 	Any? Per PWE?	public or Type 1 PAE n/a if abutting existing facility	50' n/a if abutting existing facility	50' none if abutting existing facility

Related sections of chapter 42:

Sec. 42-1 Definitions

Design Manual – the department of public works and engineering design manual for wastewater collection systems, water lines, storm drainage and street paving, as it may be amended from time to time.

Frontage – that portion of a lot or tract that abuts a street. A lot or tract abutting more than one street shall have frontage on only one street, which shall be deemed to be the side of the lot or tract with the shortest dimension unless otherwise indicated on the subdivision plat or development plat.

Local Street – a type 1 PAE and a public street that is not a major thoroughfare or a collector street.

Multi-family Residential – the use of a property with one or more buildings on a parcel designed for and containing an aggregate of three or more dwelling units. Multi-family residential includes apartments, condominiums, boarding-houses, triplexes and quadriplexes.

Nonresidential – any use that is not multi-family residential or single-family residential.

Parcel – any quantity of land capable of being described with such definiteness that its location and boundaries can be established that is designated by its owner as land to be used or developed as a unit or that has been used or developed as a unit. Parcel includes an easement supporting or related to a primary parcel, and a condominium unit.

Permanent Access Easement – a privately maintained and owned street easement approved by the commission that provides for vehicular access to three or more single-family residential units and which shall be either a Type 1 PAE or a Type 2 PAE, each of which is defined in this section.

Private Street – a privately maintained and owned vehicular accessway that provides access from a public street to one or more multi-family residential buildings.

Public Street – a public right-of-way, however designated, dedicated or acquired, that provides access to adjacent property.

Reserve Tract – a parcel of land that is not a lot, but is created within a subdivision plat for other than single-family residential use and is established to accommodate some purpose for which a division into lots is not suitable or appropriate.

Residential – pertaining to the use of land for premises that contain habitable rooms for nontransient occupancy and that are designed primarily for living, sleeping cooking and eating therein. A premises that is designed primarily for living, sleeping, cooking and eating therein will be deemed to be residential in character unless it is actually occupied and used exclusively for other purposes. Hotels, suites hotels, motels and day care centers shall not be considered to be residential.

Single-family Residential – the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.

Street – a public street or permanent access easement.

Tract – shall mean a parcel.

Type 1 Permanent Access Easement – a permanent access easement at least 50 feet in width that is designed and constructed like a public street in accordance with the design manual and contains one or more public utilities in an unpaved portion of the easement.

Type 2 Permanent Access Easement – a permanent access easement at least 28 feet in width that is designed and constructed like a private street serving a development that has no public utilities other than a public water line connected only to one or more fire hydrants that provides no domestic water services.

Sec. 42-123 Street width exception areas

Sec. 42-185(e) Standards for compensating open space

The minimum size of any area used for compensating open space shall be 240 square feet, with dimensions of 20 feet by 12 feet.

Sec. 42-191 Tracts for non-single-family residential use.

A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves.

Sec. 42-192 (a) Reserves

A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. A reserve tract for which a use has not been determined shall be identified on the plat as an unrestricted reserve.

Sec. 42-232 Points of Access (Multi-family residential)

(a) The private street system serving each multi-family residential development shall form a loop that provides more than one point of access from the public streets adjacent to the boundaries of the development.

(c) Notwithstanding the foregoing, a multi-family residential development on a tract of land of one acre or less shall not be required to provide more than one point of access to a public street.

Sec. 42-235 Performance Standards (Multi-family residential)

A multifamily development with a density of 30 dwelling units or more per acre that meets each of the performance standards of this section shall be exempt from Sec. 42-231 [private streets-general standards], 42-232(a)[more than one point of access], 42-232(b) [loop to extend one-third depth of property], 42-233(a) [fire hydrants, hoselay], and 42-233(b) [14' height minimum over private street].